

Hambleton Residents' Planning Forum: 12/12/23

There were 30 people in attendance.

Background

Following the apparent submission of the Selby New Local Plan (which the new North Yorkshire Council Planning Committee voted to continue with due to the advanced stage of the process) Hambleton is facing 3 major development planning applications:

- [ZG2023/1033/FULM](#) | Erection of 65 residential dwellings, formation of roads, hard and soft landscaping and associated infrastructure | Land East And South Of Gateforth Court Hambleton North Yorkshire
- [ZG2023/1152/OUTM](#) | Outline application with all matters reserved except for means of access to, but not within, the site for the development of up to 150 dwellings and associated landscaping and infrastructure works
- Taylor Wimpey say they intend to submit an Outline Application for [land South off Scalm Lane](#), behind the recently completed Taylor Wimpey site of 115 new homes.

With new information that the Selby New Local Plan has in fact not been submitted, the planning applications reference to the 'emerging plan' holds much less weight. The delay is for North Yorkshire Council to 'fulfil Regulation 19' of the Town and Country Planning Act – which refers to proper consultation with the Public.

Having just had 115 homes built, 20 already with outline approval on Main Road and numerous infill around the village, there are serious concerns held by the Parish Council and residents about the effect of another 300+ homes in the village, and in such a short period of time.

All those objecting are urged to submit their objections to the developments via the Selby Planning Portal or via email: planningcomments.sel@northyorks.gov.uk

Residents' comments:

- 1) Kier Mather's office has been informed and is aware of the situation, it wishes to be updated with the outcome of this residents' forum.
- 2) Resident has been unable to log his comments via the portal due to Portal malfunction, Kier Mather's office also experienced this issue as the resident and office staff attempted it together.
Other options for submitting comments would be to write a letter and send it int to the Selby Planning Office, or email direct to planningcomments.sel@northyorks.gov.uk. The clerk will look to see if an extension can be sought on this basis.
- 3) Highway safety on Gateforth Lane would be further compromised. With 2 nurseries and the primary school on this road the traffic is at its peak during the morning, mid-

afternoon and evening when parents are dropping off and picking up. At the same time, families are walking to school so the pedestrian traffic is also at its highest – to add 65 more residences on this road, significantly reduce the already limited parking options and add another junction and more vehicular movements would endanger everyone.

- 4) The Gateforth Lane development will reduce the parking further – already the homes in Gateforth Court experience terrible issues having their drives blocked and people parking on their gardens. Cars do park on both sides of the road, in the cemetery layby and on the verge at these peak times. Adding a junction will remove available parking space and the new proposed homes will suffer the same issue Gateforth Court residents do, even more so as there will be more students should 3 more developments go ahead.
- 5) There is no crossing on the A63. The village is essentially divided across the middle by a trunk road. There have been years of unsuccessful attempts to get a pedestrian crossing to give a safer point for pedestrians to cross from one side of the village to the other and there's been at least one pedestrian/vehicle accident in recent years. There is currently a crossing patrol for the start and end of school but no provision other than pedestrian refuges at certain points.
- 6) The main recreation area has no path access to it – it is situated on a 60mph rural road with a blind bend. The infrastructure, roads, paths, utilities, facilities/amenities, for a village the size of what is being proposed is simply not in place.
- 7) Gateforth Lane is a Full application, Manor Court is Outline. What is the difference? An outline application will look for permission in principle to build houses on the land, it will need to show how access will be provided but it does not show how many, what type/size or the location of properties on the land. It may give an indication of the site layout but the idea of Outline is to get the Planning Authority to give permission for houses to be built on that land, the design details to be finalised later. A Full application seeks the approval for specific houses to be built and also details the site layout, type of house, drainage, parking, and how they intend to go about the construction.
- 8) Lack of Healthcare provision, residents have recently been turned away from York hospital and sent to Hull or Malton
- 9) These developments are not sustainable because the only way to travel is by car, this results in more vehicular movements. There is a very limited bus service to Selby and an even more limited bus service to Leeds, which makes commuting by bus impossible. To commute by train you still need to use a car to get to the train stations.
- 10) Developers are suggesting in their Design and Access Statements that Hambleton has 'excellent transport links' is a complete fabrication. The truth is that transport links are far from satisfactory, let alone 'excellent'.
- 11) These proposals lead to increasing the number of families in a village that has no Youth facilities
- 12) Manor Farm and Gateforth Court development are not within the development limits of the village. The reason for having development limits is to protect villages from development just like this.
- 13) Resident suggested that if the village were to negotiate and support one of the developments on the proviso that it would be the only one, might the Planning Department agree. The general response was to continue the objection to all proposals

that are outside the development limits because they contravene the current Planning Policy.

- 14) For Gateforth Lane and Manor Farm proposals, the access to Selby via Field Lane to the South will become a rat run and those roads are narrow, 60mph roads with frequent farm traffic; they flood regularly and are not suitable for the amount of traffic that these additional 200+ houses would generate.
- 15) There have been Near Misses at the nursery and school pick up, and a head on traffic collision at the junction of Gateforth Lane/Main Road/St Mary's Approach – this junction has limited visibility and is where the crossing patrol is situated – building houses that will increase the vehicle flow at this junction is negligent
- 16) Gateforth Court proposal provides 'visitor parking' and suggests the school traffic can use that for parking but it is insufficient in quantity and will simply lead to residents of the new development having problems using their drives as the current residents of Gateforth Court have.
- 17) Gateforth Court: The ecology report specifies certain trees be planted to give existing residents privacy from the new houses, this is supported by a covenant to say new residents cannot remove the trees for 5 years; firstly, 5 years is not a long enough time, and secondly who will police that the covenant?
- 18) Gateforth Court: Only provides 143 spaces, but by NY planning policy, it should be providing 160.
- 19) The sign at Gateforth Lane says 'Unsuitable for HGVs' however farm produce wagons do use it – there would be increased HGVs during the construction process leading to inevitable wear on Gateforth Lane itself, increasing the congestion and adding more traffic to the already dangerous junction with Main Road.
- 20) There is no longterm commitment to maintenance on the developments; the existing drainage is not good enough and additional homes and roads/paving will increase the surface water that needs processing. Yorkshire Water do not invest in improvements to the systems, it is a reactive process and they repair when things are broken rather than ensure things do not break.
- 21) The Gateforth Court proposal has a drainage pond which is outside of the allocated site boundary. Who maintains the pond? Boston Spa example is maintained by villagers now, Leeds example has warranted a complete re-design due to being unsuccessful.
- 22) The existing Taylor Wimpey drainage pond is empty, the adjacent field is standing water. The estate is still incomplete.
- 23) Taylor Wimpey not says it would not recommend a crossing over the A63 because it is a trunk road and it would have an adverse effect on the flow of the trunk road
- 24) Hambleton is a Village trying to maintain Village Status

At this point, Hambleton PC shared information given by the Planning Consultant. The planning consultant has drafted, and will submit on approval by PC, objections to both Manor Farm and Gateforth Court applications. Copies will be available on the Planning Portal and the PC website. The Consultant has also provided information on the Key Points for objecting to these proposals for residents to use a guidance for their own responses. Paper versions were available but copies will be sent to all those who leave an email address.

- 25) Banks group should not be allowed on the Hambleton Village page – clerk to follow up with page admins.
- 26) Banks group have carried out topography on 7 fields – not just the 3 the proposal covers. This development would set a precedent for building in that area.
- 27) Can our village/should our village have to deal with the utilities being shut off whilst they commission new lines for the 3 major developments – the risk for failure and disruption is high
- 28) Residents on Chapel Street who don't read the newsletter or don't go on Facebook may be unaware but affected by the Manor Farm proposal, how can the PC contact them?
- 29) Management of Green Space within the new developments-who takes responsibility for that? Current Taylor Wimpey arrangement is that residents pay an annual charge to pay a contractor and that the Contract is private and the Rights to the Contract are transferrable. This should mean it does not fall to the PC. However, Taylor Wimpey have not yet tendered for the Contract.
- 30) Gateforth Court proposal: Documents have inconsistencies and errors throughout when referring to distances and sizes across documents.

The potential of starting the process for creating a Neighbourhood Plan to look at protecting areas in our village was discussed.

Hambleton PC urge all attendees to submit their comments for both applications – many points stand for both sites.

THANK YOU TO ALL ATTENDEES, YOUR SUPPORT IS INVALUABLE.

You can email direct, referring to the specific application numbers:
planningcomments.sel@northyorks.gov.uk